

March 14, 2001

TO: Mayor and City Council

FROM: Scott Norris, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting, March 13, 2001

The following item is scheduled for the March 20, 2001, City Council Meeting

Final Plat: Frisco Square – Phase 1
Applicant(s): Frisco Square Ltd. and City of Frisco

DESCRIPTION:

43 Single-Family lots and two open space lots on 9.3± acres on the north side of Cotton Gin Road, 1,550± feet east of the Dallas North Tollway. Zoned Planned Development-153. Neighborhood #40.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as determined by the Engineering Department.
2. City Council approval of a variance to the maximum length of a dead-end street.

DM/sg

cc: Brenda McDonald 972-745-4222
Five Star Development 972-355-2839
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3G**Final Plat:** Frisco Square – Phase 1**Applicant(s):** Frisco Square Ltd. and City of Frisco**Description:**

43 Single-Family lots and two open space lots on 9.3± acres on the north side of Cotton Gin Road, 1,550± feet east of the Dallas North Tollway. Zoned Planned Development-153. Neighborhood #40.

Remarks:

The final plat shows 43 single-family lots and two open space lots developed to Planned Development-153 standards. The Subdivision Ordinance requires subdivisions to have two points of access for traffic distribution and emergency purposes. Where constraints of land prevent the provision of a second point of access, the Subdivision Ordinance allows the City to accept a median divided street to satisfy the requirement for two means of access. The plat dedicates right-of-way for the construction of the north side of Cotton Gin Road. Cotton Gin Road, a four lane divided collector, will provide two points of access to Frisco Square – Phase 1.

Temporary Overlength Street

The Subdivision Ordinance states that the maximum length of a dead-end street with a permanent turnaround shall be 600 feet. Library Street extending from Cotton Gin Road to Burnham Street South exceeds this requirement by approximately 180 feet. The City Council, after recommendation by the Planning and Zoning Commission, may authorize a variance to the Subdivision Ordinance provided that the Council finds:

1. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of the subdivision ordinance would deprive the applicant of the reasonable use of his or her land.

There are no special circumstances or conditions that deprive the applicant from reasonable use of the land.

2. That the variance or waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance or waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

Streets stubbed to adjacent properties to the north, east, and west will be extended with the development of the properties; whereby eliminating the overlength street condition. The zoning of the property requires that all future residential structures within

the limits of this subdivision be fire sprinkled. In addition, Library Street transitions to a median divided street north of Clarkson Street. This median divided condition provides additional access for emergency response. The overlength street is a temporary condition and is not detrimental to the public health, safety or welfare or injurious to other properties in the area.

3. That the granting of the variance or waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the subdivision ordinance.

Adjacent properties are of common ownership and streets are stubbed to the properties. The temporary overlength street does not prevent the orderly subdivision of adjacent property.

Although there are no special circumstances or conditions that deprive the applicant from reasonable use of the land, the overlength street is a temporary condition. Staff supports a variance for a temporary overlength street.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as determined by the Engineering Department.
2. City Council approval of a variance to the maximum length of a dead-end street.